ASSET PROFILE
## Cluster Overview: Existing Socioeconomic Profile

The socioeconomic profile provides the reader with a broad overview of Cluster/city comparisons using 1990 U.S. Census data. The census data are collected every ten years and provide a comprehensive profile of a variety of characteristics for city residents. The Cluster 6 discussion highlights Cluster/city comparisons for population, education, median household income, housing, transportation and crime. The data is geographically mapped on pages 45 and 46.

Census Statistics

Cluster 6 is centrally located in the city of Detroit, and represents one of the city's oldest areas. In 1990, the total population of Cluster 6 was 107,042. While Cluster 6 is centrally located in Detroit, its population composition is considerably different from the city as a whole. Nearly all of the residents of Cluster 6 are African American compared with three-fourths of the city of Detroit (97.5 percent versus 75.3 percent). Whites comprise 1.5 percent of the population in Cluster 6 compared with 20.7 percent of the city as whole. The proportion of children under 18 years of age is slightly lower compared with the city of Detroit (27.1 percent versus 29.4 percent), however, there are more older adults (16.7 percent versus 12.2 percent). (See population map on page 43.)

Table #7

| 1990 - U.S.Census Statistics- Population		
	Cluster 6	Detroit
Population	107,042	1,027,974
Race/Ethnicity		
African American	97.5%	75.3%
Hispanic or Latino	0.5%	2.8%
White	1.5%	20.7%
Age		
Under 5 years	8.8%	9.1%
Under 18 years	27.1%	29.4%
25 to 44 years	28.2%	30.6%
65 years and older	16.7%	12.2%
85 years and older	1.7%	1.2%
Educational Attainment (Age 25 & older)		
Less than 9th grade	13.6%	12.0%
Less than high school diploma	44.0%	37.8%
High school graduate, no college	26.5%	27.7%
Some college, no degree	17.7%	19.7%
Associates degree	5.0%	5.1%
Bachelor's or higher degree	6.8%	9.7%
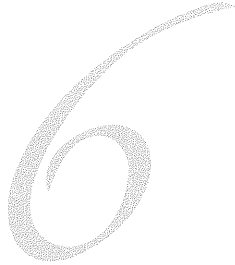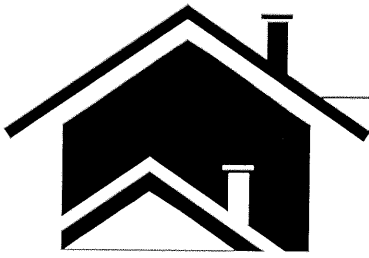
The household composition of Cluster 6 also varies considerably from the city. The proportion of married couples with children in the city as a whole is nearly twice as high as in Cluster 6 (14.5 percent versus 7.7 percent). The percent of female-headed families in Cluster 6 stands at 34.5 percent, compared with 30.3 percent in the City of Detroit. Educational attainment of Cluster 6 adults (age 25 and older) is somewhat lower, with associate or higher degrees held by 11.8 percent, versus 14.8 percent for the city.

Many Cluster 6 residents do not share the economic status experienced by other residents in the city of Detroit. The percent of persons below poverty in Cluster 6 is significantly higher than in the city as a whole (42.1 percent versus 32.4 percent). The median household income is significantly lower than the city of Detroit ($12,191 versus $18,740). Additionally, the percent of households with incomes of $50,000 or more is nearly twice as high in Detroit as a whole as compared with Cluster 6 (13.8 percent versus 7.5 percent). A contributing factor to the low income of residents of Cluster 6 is the nearly 20 percent (18.4 percent) of seniors in the Cluster living on fixed income.

Table #8

1990 Census Statistics- Households		
	Cluster 6	Detroit
Households	42,218	374,057
Composition		
Family households	61.0%	65.3%
Female headed households	34.5%	30.3%
Married couples with children	7.7%	14.5%
Non-family households	39.0%	29.9%
One person households	34.5%	29.9%
Income		
Under $10,000	43.4%	32.3%
$10,000 to $24,999	28.9%	27.4%
$25,000 to $49,999	20.2%	26.6%
$50,000 and over	7.5%	13.8%
Median income	**$12,191**	**$18,740**

The economic disparity of Cluster 6 is also evident when compared with other household economic indicators. For example, nearly half (46.2 percent) of all residents in Cluster 6 do not have access to a car, compared with 32.6 percent of city residents. More than 60 percent of Cluster 6 residents are renters, compared with 47.1 percent of city residents. Because Cluster 6 is one of the oldest areas in the city, more than half (52.7 percent) of the housing stock was built before 1939, compared with 35.8 percent for the city as a whole. Nearly two-thirds (63.3 percent) of the housing units in Cluster 6 are valued at $24,999 or less, compared with 48.2 percent in the city of Detroit (see median household income map on page 45).
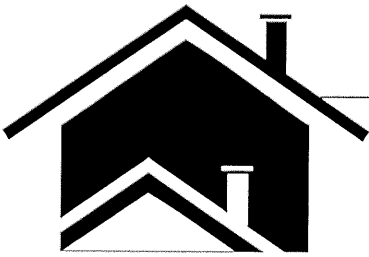
Table #9

| U.S. Census Statistics - Housing & Transportation		
Housing and Transportation	Cluster 6	Detroit
Renter occupied unit	60.3%	47.1%
Single family detached unit	35.0%	59.6%
Unit built before 1940	52.7%	35.8%
Rental unit contract rent $100-$249	57.7%	38.9%
Rental unit contract rent $250-$499	36.0%	52.1%
Group quarters population	1,275	15,547
Telephone in unit	88.9%	91.7%
No available vehicle	46.2%	32.6%

During the years since the 1990 Census, much has changed in the economy of the city of Detroit. For this reason, many of the statistics cited here may well have changed. It is likely, however, that Cluster 6's economic position relative to other parts of the city has remained substantially the same.

Percentage Vacant Parcels

The availability of vacant parcels which can be used for diverse purposes is critical to physical reinvestment. Vacant parcels represent a collection of lots aggregated into parcels. While some vacant land parcels may be viewed by some residents as an eye sore or blight, based on current conditions, their greatest value is their potential. This land lends itself to development possibilities such as: new housing, commercial/industrial development, and recreational use. Given the Cluster 6 recommendation to adopt and preserve vacant lots as green spaces, it is important to review their location and their viability for recreational use. Also, the map helps to identify locations for potential infill housing sites. The map on the next page identifies the location of vacant parcels for potential housing development.

Table #10

Vacant Parcel Statistics			
Subcommunity	**Census Tract**		**Percentage**
Winterhalter	5306	5307	30% to 39.9%
	5308	5310	
Rosa Parks	5224	5329	30% to 39.9%
	5328	5327	
Tireman	5345	5346	30% to 39.9%
	5252	5351	
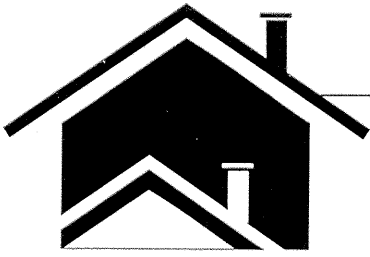
The Cluster 6 vacant parcels map indicates that the Cluster has a total of 37,580 parcels (see vacant land map at end of section). Of that number, 27 percent of the total (10,017) are vacant. Winterhalter has a total of 3,952 parcels; Rosa Parks, 9,015; Durfee, 8,213, and Tireman 7,959. The table above identifies vacant parcels for those subcommunities with more than 30 percent vacancy. Census tract 5223 in Rosa Parks and 5222 in Tireman show 40 percent and above vacancy.

Crime Statistics*

In 1996, 10,617 crimes were committed in Cluster 6, including 49 homicides, 1,531 assaults, and 143 rapes. Most homicides tended to occur in the central portion of the Cluster, but assaults and rapes were highest just north of Grand River in the central part and in the extreme northern part. Property crimes in Cluster 6, which included 926 robberies, 1,619 burglaries, 3,640 larcenies, and 2,704 auto thefts, were distributed throughout the northern two-thirds of the Cluster. Much lower occurrences of these property crimes occurred in the extreme southern portions. Refer to the map on the next page for total crimes by squad car area.

*Approximate, based on Detroit Police squad car areas (Detroit Police Department).